

P.O.B. 630.0' (P) TO BIRCHWOOD DRIVE 50' R/W (NO MONUMENT FOUND)

$N89^{\circ}56'41''E$

80.00'
(P=M)

35' BSL
(PER ZONING)

50' BSL
(PER PLAT)

#491
TWO STORY
BRICK & FRAME
W/BASEMENT
F.F. EL.=108.23
BAS. EL.=99.78

7' BSL

7' BSL

$N00^{\circ}09'36''E$

200.36'
(P=200.00')

$S00^{\circ}09'36''W$

200.53'
(P=200.00')

LOT 9

LOT 11

LOT 10

16,036 sq.ft.
0.37 acres

SITE T.B.M.

EXISTING DI
TOP EL.=98.15

RCP WIDTH
CHANGE NOT
FOUND
(NO EASEMENT
REFERENCED)

24" RCP
APPROXIMATE
DIRECTION

80.00'
(P=M)

$N89^{\circ}56'11''W$

21" PINE

17" HW

37" HW

8" HW

(NO EASEMENT)
(REFERENCED)
18" RCP

APPROXIMATE
DIRECTION

CONCRETE DRIVE
WALL

CONCRETE DRIVE

A/C
(UNDER DECK)
W/D

EDGE DRIVE
AT OR
NEAR PL

DI

DI

~CONCRETE~

3 - 4" FLEX PIPES

15' BSL

17" HW

17" HW

17" HW

92

TOB

CENT

90

96

100

100

94

98

92

90

90

96

ND

BAR)

IPF
RB

18" RCP

IPF
RB

CB

SMH

(NO EASEMENT REF)

IPF
CT

IPP

FLOOD STATEMENT

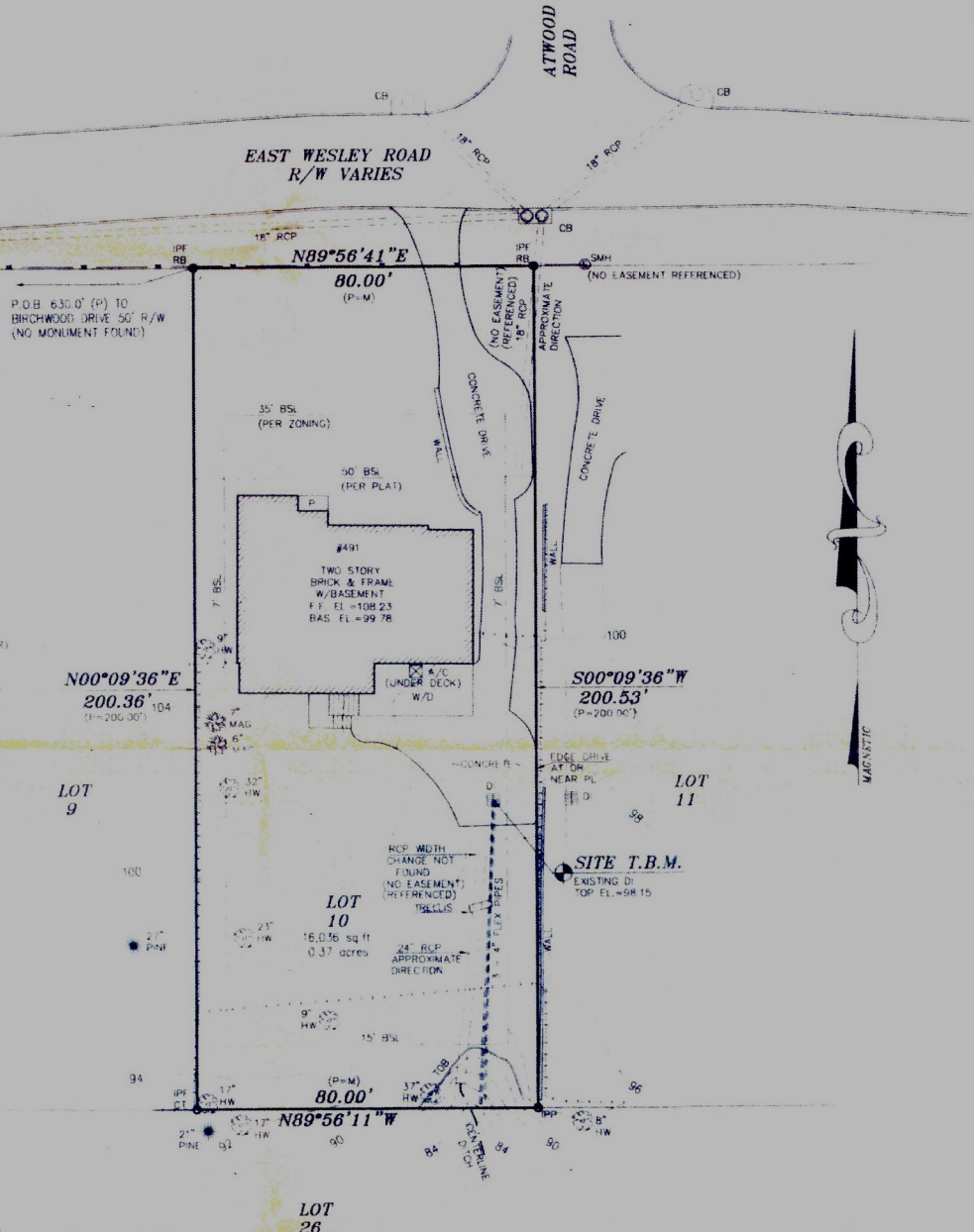
BY FIELD LOCATION, THE SUBJECT PROPERTY DOESN'T FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0253 E - EFFECTIVE DATE OF JUNE 22, 1998, ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN."

LEGEND

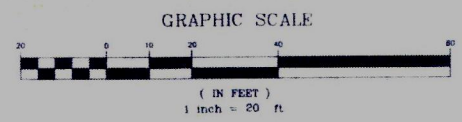
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVER-HEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCHER BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LI	LAND LOT	DI	DROP INLET
L	LINE	LLI	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMF	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CD	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
- X - X	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
6. SUBJECT PROPERTY CURRENTLY ZONED "R-4"
BUILDING SETBACKS:
FRONT 35'
SIDE 7'
REAR 15'
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
8. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.



	ABOVE THE GROUND PLAT PREPARED FOR:		DATE	12/16/20		
	HOME REBUILDERS		SCALE	1" = 20'		
	LAND LOT: 59	17TH DISTRICT	SECTION	FULTON COUNTY, GEORGIA		
	LOT 10	BLOCK 3	UNIT	REVISION	BY	DATE
SUBDIVISION	WESLEY HILLS					
SURVEYED	DRAFTED					
PLOTTED	DISC #					
APPROVED						
PLAT BOOK 24 PAGE 57	SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 30339 0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052					
DEED BOOK PAGE	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS NAMED ON THE PLAT HEREIN. THE PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR PERSONS WHOSE NAMES WERE NOT IN THE ORIGINAL INSTRUMENTATION BY THE SURVEYOR NAMED. THE SURVEYOR MAKES NO WARRANTY.					
	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED					